

Members' Library Service Request Form

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| Date of Document | 24/06/14 |
| Originator | Gary Fenwick |
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| Document Title | Proposed Work Notice Repair Works at 134B, 136 & 138 North High Street, Musselburgh |

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Additional information:

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| Authorised By | Richard Jennings |
| Designation | Head of Development |
| Date | 27/06/14 |

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REPORT TO: Members' Library Service

MEETING DATE:

BY: Depute Chief Executive – Partnerships and Services for Communities

SUBJECT: Proposed Work Notice Repair Works at 134B, 136 &138 North High Street, Musselburgh

1 PURPOSE

- 1.1 To note the decision to award the contract for the Proposed Work Notice Repair Works at 134B, 136 &138 North High Street, Musselburgh to Messrs Greenroof (UK) Ltd.

2 RECOMMENDATIONS

- 2.1 Cabinet is asked to note the decision of the Head of Development in consultation with the Head of Council Resources to accept Messrs Greenroof (UK) Ltd's tender amounting to £60,019.79 after checking, and noting that it is open for consideration until 22nd August 2014, for the Proposed Work Notice Repair Works at 134B, 136 & 138 North High Street, Musselburgh.

3 BACKGROUND

- 3.1 The Council's Environmental Health & Trading Standards department served a Work Notice on this property on 1st October 2013 requiring owners to undertake essential work to return the building to a reasonable standard of repair. Owners have not complied with this Notice and the Council is now in a position to enforce this Notice, commission the work directly and recoup costs from owners.

- 3.2 Tender Documents were prepared by Summers-Inman Construction & Property Consultants, one of the Council's Framework Consultant Building Surveyors. A tender list of Contractors was made up from Contractors listed by the chosen roofing system manufacturer as "preferred installers", and documents were issued to the five undernoted Contractors.

One of the tendering contractors subsequently declined to tender after viewing the site, and two others failed to return tenders by the due return date.

The following offers were duly received and were subjected to detailed checks resulting in the tender Amounts indicated below:

| Ref | Contractor | Tender Amount Before Checking | Tender Amount After Checking | Lowest Checked Tender Amount |
|-----|--|-------------------------------|------------------------------|------------------------------|
| 1 | Greenroof (UK) Ltd, Paisley | £60,019.68 | £60,019.79 | <u>£60,019.79</u> |
| 2 | Miller Roofing Ltd, Glasgow | £61,214.97 | £61,214.97 | |
| 3 | Briggs Amasco Ltd, Glasgow | No return | | |
| 4 | EIE Roofing Ltd, Edinburgh | No return | | |
| 5 | B&D Roofing and Building Ltd, Dalkeith | No return | | |

3.3 As indicated at 3.2 above, Messrs Greenroof (UK) Ltd's tender amounting to £60,019.79 after detailed checking remains the lowest of the offers submitted and has been competitively priced throughout.

3.4 Messrs Greenroof (UK) Ltd have yet to confirm the use of any domestic Sub-Contractors.

3.5 The Contract is prepared on a firm price basis in terms of the Minor Works Building Contract for Use in Scotland 2011 Edition (SBCC/MW/Scot) issued by the Scottish Building Contract Committee.

4 COMMUNITY BENEFITS IN PROCUREMENT (CBIP)

4.1 None.

5 EQUALITIES IMPACT ASSESSMENT

5.1 This report is not applicable to the well-being of equalities groups and an Equalities Impact Assessment is not required.

6 POLICY IMPLICATIONS

6.1 None.

7 RESOURCE IMPLICATIONS

7.1 Financial –

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| Lowest checked and compliant Tender | £60,019.79 |
| External Building Surveying & CDM Co-ordinator Fees and Expenses including Initial Condition Survey and Report | <u>£ 6,650.00</u> |
| | <u>£66,669.79</u> |

As works progress on site, costs are paid by the Council and owners invoiced on completion. If invoices are not paid by owners, a Repayment charge is secured against the title deeds of the residential properties. Interest is charged on outstanding amounts.

7.2 Personnel – None.

7.3 Other – None.

8 BACKGROUND PAPERS

8.1 None.

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| AUTHOR'S NAME | Richard Jennings |
| DESIGNATION | Head of Development |
| CONTACT INFO | Gary Fenwick – Ext 7860 GF – 24th June 2014 |